

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Deer Valley Townhomes

21818 N Miller Rd

Scottsdale AZ 85255

Project Narrative

The proposal is to rezone property located at 21818 N Miller from P.Co.C to R-3.

(Medium Density Residential) district. This would allow for the development of up to 18 dwelling units with a maximum building height of 30 feet. This parcel was always vacant.

Current zoning district allows up to 6 dwelling units to be built on this site.

The intent of the development proposal is to provide up to 11 townhome type dwelling units.

Units would have ground floor garages, dwelling spaces on two levels and private open spaces on the ground and second level. The design intent is to use similar design character to adjacent single family homes subdivisions.

Site History and Context

Site was always vacant. There is approved DR case 12-DR-07 with designed Commercial Retail Project. Arizona Silverado subdivision is located just to the West and to the North of subject site with R-5 multifamily zoning. South of Deer Valley Road is State of Arizona vacant land zoned S-R and East of Miller Road is Utility Station, zoned R-4. There is a large drainage easement along East side of the property that will be preserved. All streets are fully improved including bridge over wash area located at Northeast corner.

Consistency with the General Plan

The following review examines various General Plan categories and goals that apply to the proposed rezoning property and describes how the proposal is consistent with these items:

Character and Design Element – The site is shown on the "Character Types Map" as being within the "Suburban / Suburban Desert Character" type. This type is described as containing medium- density neighborhoods. The district includes apartments, *medium-density townhouses*, commercial and employment centers and resort villages.

Response – the proposed development would be a medium-density townhouse area that has good pedestrian and bicycle linkages from neighborhood to neighborhood.

Land Use Element -

On the Conceptual Land Use Map this site is shown in the "Urban Neighborhoods" land use type. This type is described as having multi-family dwellings/apartments with a density of more than 8 units per acre. These areas are often near non-residential areas and have access to many modes of transportation.

Response – The proposed land use is for medium density townhouses with a density of 6.9 units per acre. Fronting on to a minor collector street and minor arterial street the site has good access to many modes of transportation. Since the surrounding areas has been developed for well over 20 years, there are no sensitive environmental conditions on or near to the site.

Land Use Element Goals

Goal #3: Encourage the transition of land uses from more intense regional and city-wide activity areas to less intense activity areas within local neighborhoods.

Response – The proposed zoning would achieve a transition from currently zoned Planned Convenience Center to medium density multi-family development while preserving natural integrity of open space.

Goal #4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response – The proposed development would provide a modern living experience that would attract young families and professionals with employment in nearby businesses and hopefully stimulate further interest in the general area to upgrade and improve the quality of housing choices in this well located area.

Goal #6: Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.

Response – This site is an infill one that is well served by existing infrastructure and is currently an under-used property. The new buildings would meet modern building standards that embody water and energy conservation measures.

Goal #7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

Response - The proposed housing would be two stories which reflects height of surrounding housing communities.

Goal #9: Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods

Response – Being just East the street from a mixed-use area, this proposal would support the scale and uses existing and potential in the nearby mixed-use neighborhood by providing a more urban style of development.

Housing Element Goals

Goal #3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

Response – The proposed housing would provide for on ownership type of units that would be available to employees in the nearby area. This would be a smaller scale project that several of the nearby large housing projects under construction.

Goal #4: Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Response – The site is located within walking distance of various transit routes to the south, east and north and is within walking and easy cycling distance to amenities and services in the nearby neighborhood commercial centers.

Neighborhoods Element Goals

Goal #3: Sustain the long-term economic wellbeing of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

Response – The proposal would develop new buildings for modern living use. Development of this site should provide an example and incentive for other local owners to develop vacant properties. The scale of this proposal respects and transitions into the neighborhood context.

Goal #4: Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

Response – The proposed housing is within the same height limit as allowed in the nearby single serve as a transition in scale and character while also providing stimulation for area.

Goal #5: Promote and encourage context-appropriate new development in established areas of the city.

Response — This proposal, as mentioned previously, blends in scale and use with the diverse uses and intensities from the east to the west of the site. In height and scale it will connect to this diversity and visually blend into the local context.

Public Services & Facilities Element Goals

Goal #2: Protect the health, safety and welfare of the public from the impacts of flooding.

Response – The proposed development will provide detention on a site that has never had such flood control service.

Community Mobility Element

This site is located at the intersection of minor collector and minor arterial, Deer Valley Road and Miller Road. These roads provide multiple access routes by vehicle, walking and bicycling to the nearby neighborhood centers. The site is well positioned for its inhabitants to use a variety of modes of transportation.

Community Mobility Elements Goals

Goal #8: Emphasize live, work and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

Response - As noted previously, the site is well located for its residents to use a wide variety of transportation options for both work and play activities. The streets serving the site are built to their planned capacity and this project should generate minimal impact on their current function and operations.

Neighborhood Strategy Area Plan

The Planned Land Use map indicates urban neighborhoods which allows higher densities of more than 8 dwelling units per acre. This proposal is consistent with this earlier plan for the area.

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Deer Valley & Miller

21818 N Miller Road, Scottsdale, AZ 85255

February 8, 2019

Project Narrative:

The subject property is located at the northwest corner N. Miller Road and E. Deer Valley Road and encompasses 1.6 gross acres and 1.0 net acres of land. The site is currently zoned as Planned Convenience Center (PCoC). The parcels adjacent to the property include single family houses to the north and west, North Miller Road to the east, and East Deer Valley Road to the south. It is requested that the proposed project be rezoned to Medium Density Residential (R-3) as Town Homes. This proposal is submitted for rezoning the site from PCoC to R-3.

The proposed development is three separate buildings with the north building consisting of 5 units, with the two south building each consisting of 2 units each. There are total 9 units in the proposed development.

The Site is developed with sensitivity to existing topography. Site planning is done keeping the natural terrain of the site and placing the buildings strategically and minimizing the disturbance.

The development is proposed for townhomes with a density of nine units per acre. Located at the corner of a minor arterial street and a minor collector street the site has access to many modes of transportation. The surrounding areas has been developed for well over 20 years, and there are no sensitive environmental conditions on or near the site.

There will be pedestrian connection from the street to each building as shown on Pedestrian and Vehicular Circulation Plan. The buildings are set back fifty feet from Deer Valley Road and created an open area in the front. These fifty feet is the Desert Landscape easement. Entry to the site is from the Deer Valley road, through this Desert Landscape easement, pavement in this area will be of colored concrete

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to blend with the surrounding desert color. The refuse enclosure which is in this area, will have mesh trellis on the enclosure wall with vines growing on the trellis. See sheet A1.01 for two options for the trellis. The CMU wall will be also integral color block to match the building and surrounding desert color. The refuse enclosure is located at this location, so it is away from the single family residences. This location was determined after discussing with the City, see attached email and drawing with comments.

The is drainage easement on the east side is to remain and retaining wall is added for the sloped terrain. Site wall between the single family houses and the proposed development is existing.

The proposed development will have sidewalk connection to the existing Arizona Silverado subdivision on the northwest side. This connection will create, preserve and enhance pedestrian and bicycle connections and link between the neighborhood.

The perimeter of the site will be lined with landscaping. Landscaping is approached from an inviting environment perspective and will be integrated with the adjacent neighborhood landscape.

The front yard will have native vegetation to reduce water consumption and provide desert wildlife habitat.

The proposed development is a permitted Land Use per Table 5.703, no. 5. Dwelling units, and will have a density of 9 unites per acre. Common open space provided in the proposed site is 14,730 sq.ft. The proposed site has a drainage channel on the east and the fifty feet wide Desert landscape easement on the south giving open space to the site. Two parking space is required for each Townhomes. Private garage

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with two parking space for each unit, which is a total of eighteen space, is provided in the proposed project. There is one open parking space in the front, which is for accessible and guest parking. The open parking area will have colored concrete pavement so it blends with the surrounding in the desert easement area.

Materials, finishes and colors for the buildings have been selected to evoke a sense of welcoming and well-being. The building footprint allows landscaped areas adjacent to the building. The building design has light colored stucco with accents of darker wood tones and adobe blend mission style roofing.

The building on the north side is approximately 12,730 square feet and two stories with 5 residences. The two buildings on the south side have an approximate area of 4,686 square feet each, two stories and 2 residences in each of them. The buildings have three bedrooms with kitchen, living and powder room with two car garages. See Unit plans for different plan layout.

The exterior elevations show various elements in the building to create visual interest and richness. Stone veneer, pop outs, window shutters add variety to the elevations. Included in the palette of materials are:

- Stucco system (inclusive of pop-outs) with muted earth tone paint color options
- Detail accents, posts and railings
- Accent stone
- Concrete roof tiles



Rezoning

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list) <u>1210.00</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>1,140 + 70.00 PER ACRE</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy Include complete Schedule A and Schedule B. (requirements form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections (form provided)
		12. Addressing Requirements (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	13. Draft Development Agreement <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies Must adhere to the Maricopa County Recorder requirements
		14. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Citizen Review Checklist: (form provided) <ul style="list-style-type: none"> Provide one copy of the Citizen Review Report If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.
		16. Request for Neighborhood Group/Homeowners Association (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> Affidavit of Posting for Project Under Consideration Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. School District Notification – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> 8-1/2" x 11" - 1 copy of the set of prints <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)
PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Development Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a. Application Narrative <ul style="list-style-type: none"> • 8 1/2" x 11" – 4 copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> o (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <ul style="list-style-type: none"> 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> 8 ½" x 11" – 2 copies <p>(Must adhere to the Maricopa County Recorder requirements)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> 24" x 36" – 2 color copies, folded 11" x 17" – 1 color copy 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>f. Site Plan</p> <ul style="list-style-type: none"> 24" x 36" – 16 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>g. Subdivision Plan</p> <ul style="list-style-type: none"> 24" x 36" – 16 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> 24" x 36" – 1 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	i. Site Cross Sections <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded 11" x 17" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	j. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	k. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded <div style="text-align: right; font-family: cursive; font-size: 1.5em; margin-top: -20px;">ALTA</div>
<input type="checkbox"/>	<input type="checkbox"/>	l. Phasing Plan <ul style="list-style-type: none"> 24" x 36" – 1 copies, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	m. Landscape Plan <ul style="list-style-type: none"> All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 24" x 36" – 2 copies, folded of 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
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<input type="checkbox"/>	<input type="checkbox"/>	o. Transitions Plan <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	p. Parking Plan <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction) Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

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7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			q.	Parking Master Plan See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			r.	Pedestrian and Vehicular Circulation Plan <ul style="list-style-type: none"> 24" x 36" - 1 copy, folded 11" x 17" - 1 copy, folded (quality suitable for reproduction) 8 1/2" x 11" - 1 color copies (quality suitable for reproduction) Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			s.	Elevations <i>FOR REFERENCE ONLY</i> <ul style="list-style-type: none"> 24" x 36" - 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) 24" x 36" - 2 color copies, folded 11" x 17" - 1 color copy, folded (quality suitable for reproduction) 11" x 17" - 1 black and white line drawing copy, folded (quality suitable for reproduction) 8 1/2" x 11" - 1 color copy, (quality suitable for reproduction) 8 1/2" x 11" - 1 black and white line drawing copy, folded (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			t.	Elevations Worksheet(s) Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted. <ul style="list-style-type: none"> 24" x 36" - 2 copies, folded Digital - 1 copy (See Digital Submittal Plan Requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			u.	Perspectives <ul style="list-style-type: none"> 11" x 17" - 1 color copy, folded (quality suitable for reproduction) 8 1/2" x 11" - 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			v.	Floor Plans <ul style="list-style-type: none"> 24" x 36" - 1 copy, folded 11" x 17" - 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			w.	Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> 24" x 36" - 1 copy, folded 11" x 17" - 1 copy, folded (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			x.	Roof Plan Worksheet(s) <ul style="list-style-type: none"> 24" x 36" - 1 copy, folded

ON OS Plan
 ON OS Plan
 Section Elevations

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>z. Solar Analysis</p> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>aa. Exterior Lighting Site Plan <i>FOR REFERENCE ONLY</i></p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>bb. Manufacturer Cut Sheets of All Proposed Lighting <i>FOR REFERENCE ONLY</i></p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>dd. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ff. Conceptual Signage Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)

Planning and Development Services

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Rezoning Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	gg. Other: _____ <div style="margin-left: 40px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements) </div>
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<input type="checkbox"/>	<input type="checkbox"/>	24. Development Plan Booklets <ul style="list-style-type: none"> 11" x 17" – 3 copies (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) Digital – 1 (See Digital Submittal Plan Requirements) 8 ½" x 11" – 3 copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Application Narrative <input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: _____ </div> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
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Planning and Development Services

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es) (PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Drainage Report See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28. Preliminary Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	29. Preliminary Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	30. Master Plan for Water Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	31. Master Plan and Design Report for Wastewater Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Basis of Design Report for Water including full size plans/maps in pockets

OK by
Richard
Anderson

Planning and Development Services

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Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	32. Transportation Impact & Mitigation Analysis (TIMA) <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <p> <input type="checkbox"/> Category 1 Study <input checked="" type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study </p> <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	33. Native Plant Submittal Requirements: (form provided) <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	34. Environmental Features Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	35. Other: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>


PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	36. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>620</u> -PA- <u>2016</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>		<p>40. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Jesix MURILLO</u> Phone Number: <u>480.312.7849</u></p> <p>Coordinator email: <u>jmurillo@scottsdaleaz.gov</u> Date: <u>11-23-16</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

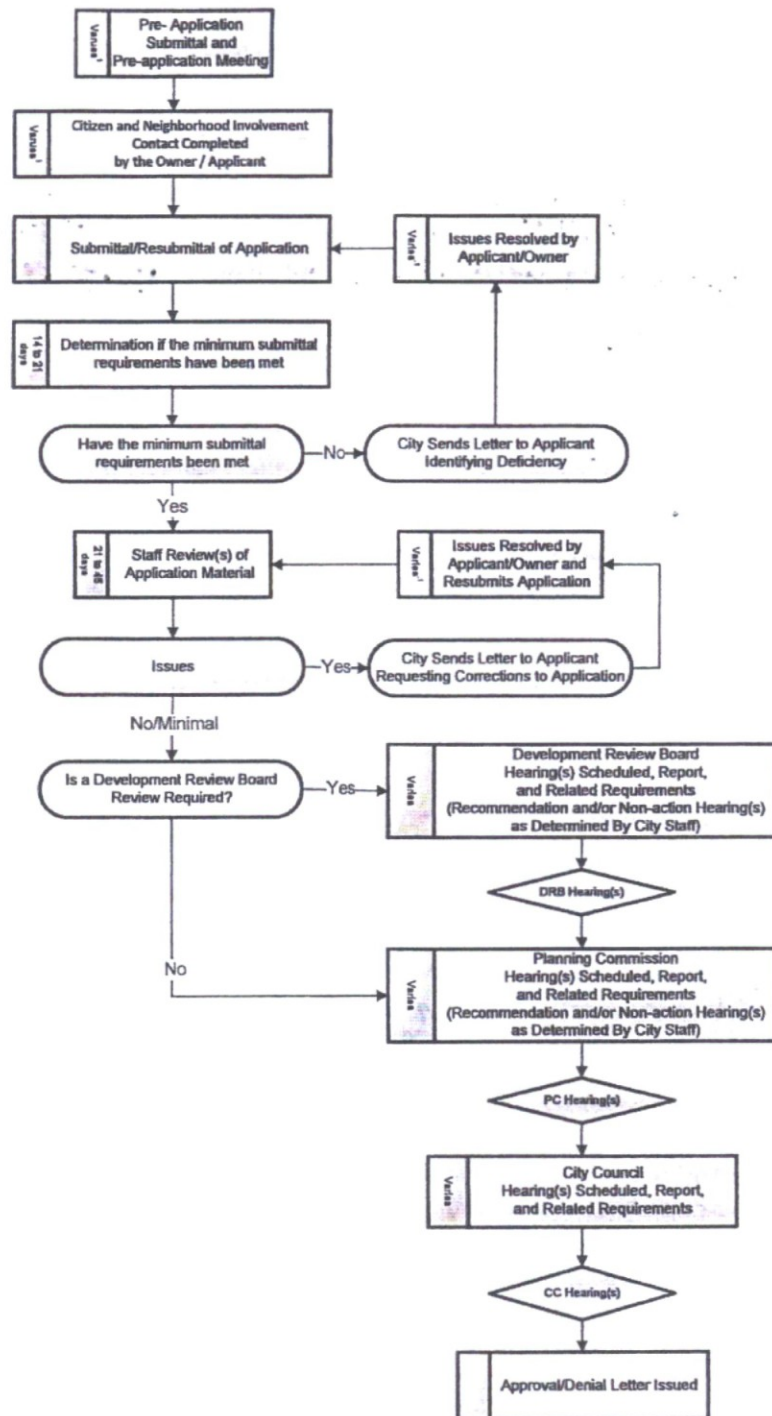
Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



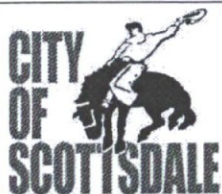
Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP), Infill Incentive (II) & Zoning District Map Amendment (ZN)



Note:
1. Time period determined by owner/applicant.

Planning and Development Services Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 628 - PA - 2016

Project Name: Deer Valley Townhomes

Project Address: 21818 N Miller Rd

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Edmir Dzudza

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Rev. 9/2012

3-ZN-2017
3/2/2017



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	<input type="checkbox"/> Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	

Project Name: Beardsley Court DEER VALLEY TOWNHOME 9

Property's Address: 21818 N. Miller Rd

Property's Current Zoning District Designation: P.CO.C


The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

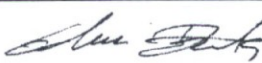
Owner: Beardsley 22, Inc	Agent/Applicant: Edmir Dzudza
Company: Beardsley 22, Inc	Company: E-Project, LLC
Address: 222 W Linger Ln	Address: 917 W Kathleen Rd
Phone: 602-617-8507 Fax:	Phone: 602-481-9282 Fax: 480-359-4407
E-mail: gwebner@cox.net	E-mail: edmir@e-projetinternational.com
Designer: same as agent	Engineer: Michael Sudbeck
Company:	Company: SP Consultants
Address:	Address:
Phone: Fax:	Phone: 602-672-4692 Fax:
E-mail:	E-mail: michael_sudbeck@cox.net

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.


Owner Signature


Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Page 1 of 3

Revision Date: 05/18/2015

3-ZN-2017
3/2/2017

Submittal Fee



Fee Amount: \$ 1,210.00

Check the box for Fee / Case Type:

<input type="checkbox"/>	3136	Abandonment
<input type="checkbox"/>	3140	Board of Adjustment Fees
<input type="checkbox"/>	3143	Infill Incentive District
<input type="checkbox"/>	3144	Building ADV Board Com Application
<input type="checkbox"/>	3145	Building ADV Board Res Application
<input type="checkbox"/>	3150	Preliminary Plat / Minor Division Fees
<input type="checkbox"/>	3153	Hardship Exemption or Special Exemption
<input type="checkbox"/>	3165	Development Review Application
<input type="checkbox"/>	3166	Staff Approval (Minor-Case)
<input checked="" type="checkbox"/>	3170	Rezoning Application
<input type="checkbox"/>	3173	General Plan Application
<input type="checkbox"/>	3175	Use Permit Application
<input type="checkbox"/>	3229	Staff Approval (Major-Case)
<input type="checkbox"/>	3230	Wash Modification
<input type="checkbox"/>	3231	Minor Amendment
<input type="checkbox"/>	3232	Wireless Communications Facility
<input type="checkbox"/>	3235	Staff Approval (Major-Case) MCD
<input type="checkbox"/>	3236	Staff Approval (Minor-Case) MCD
<input type="checkbox"/>	3239	Time Extension

Applicant Contact Info:

Name:

EDMIR DZUDZA

Phone Number:

602-481-9282

Address:

917 W. KATHLEEN ROAD

Project Info:

Project Name:

DEER VALLEY TOWNHOME

Pre-App #:

628-PA-2016

Staff Info:

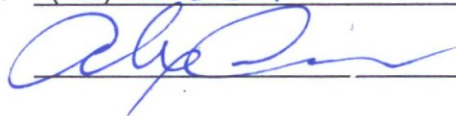
Staff Name:

ALEX ACEVEDO

Phone Number:

(480) 312-2592

Signature:



Planning and Development Services



City of Scottsdale Cash Transmittal

109814

109814
2 00994916
3/2/2017 PLN-1STOP
KPETERS HPDC600552
3/2/2017 11:39 AM
\$1,210.00

Received From :

E-PROJECT, LLC
917 W KATHLEEN RD
PHOENIX, AZ 85023
602-481-9282

Bill To :

Reference # 628-PA-2016
Address 21818 N MILLER RD
Subdivision
Marketing Name
MCR
APN 212-02-010E
Owner Information
beardsley 22, inc
222 W LINGER LN
PHOENIX, AZ 85021

Lot Number
Metes/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Issued Date 3/2/2017
Paid Date 3/2/2017
Payment Type CREDIT CARD
Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 43-45

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$1,210.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 3/2/2017 Cashier: KPETERS
Office: PLN-1STOP Mach ID: HPDC6005525
Tran #: 2 Batch #: 59162

Receipt: 00994916 Date: 3/2/2017 11:39 AM
109814
3170 REZONING APP \$1,210.00

TENDERED AMOUNTS:

Transaction Total: \$1,210.00
Visa Tendered: \$1,210.00
Auth Code: 565
CC Last 4: 9167

Thank you for your payment.
Have a nice day!

SIGNED BY EDMIR DZUDZA ON 3/2/2017

Total Amount

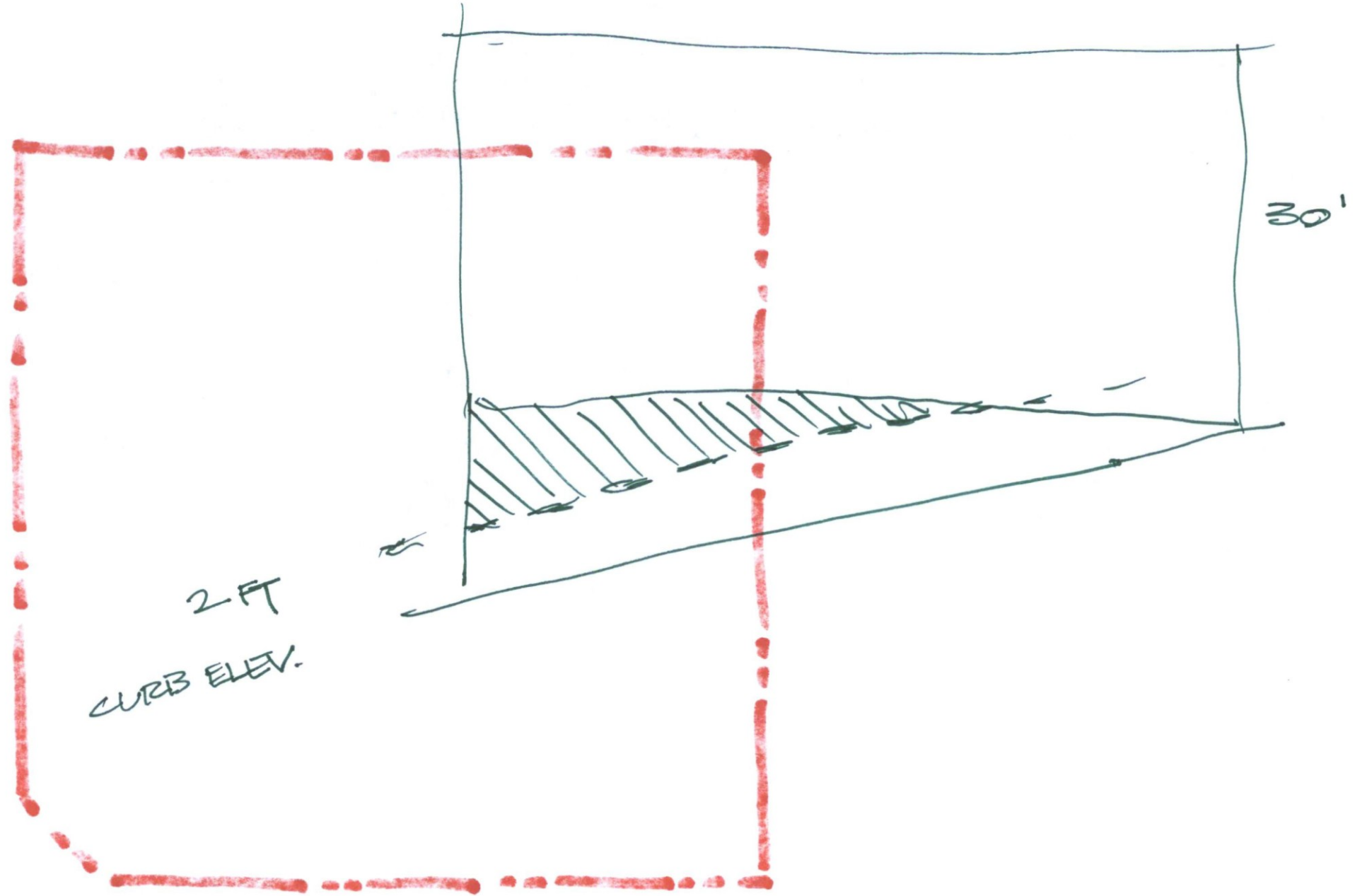
\$1,210.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement)

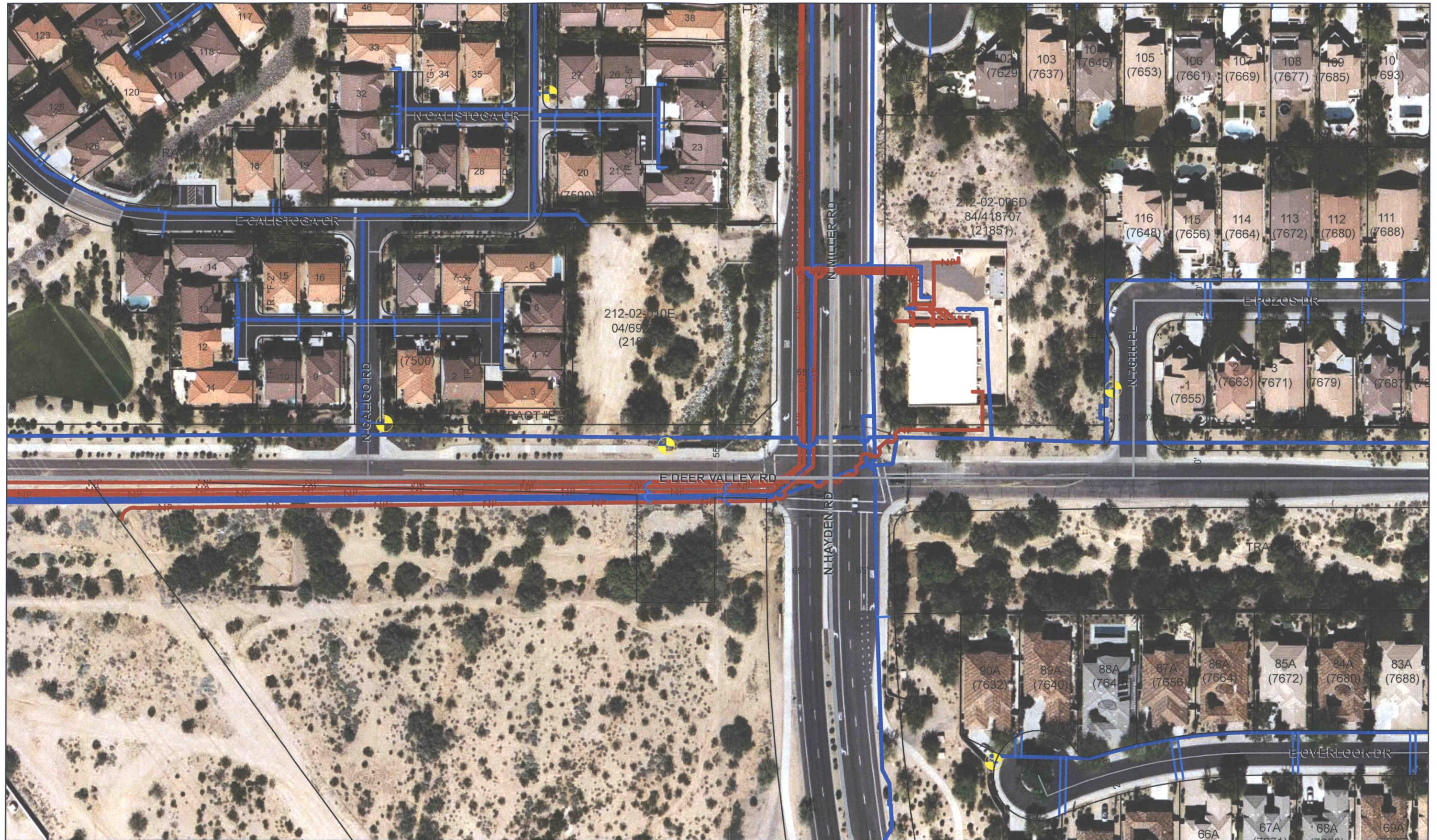
TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSI

3-ZN-2017
3/2/2017





628-PA / Deer Valley Townhomes



eking
8/15/2016 2:50:51 PM

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

